

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

IN RE: Nina C. Hart aka Nina C. Brooks
Debtor

BANK OF AMERICA

Movant

v.

Nina C. Hart aka Nina C. Brooks

Respondent

and

Brian C. Hart

Ronda J. Winnecour, Trustee

Additional Respondent

BK. NO. 17-24827 JAD

CHAPTER 13

Related to Docket # 82

ORDER MODIFYING SECTION 362 AUTOMATIC STAY

AND NOW, this 18th day of October, 2018, at Pittsburgh, upon Motion of BANK OF AMERICA, its successors and/or assigns, it is

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceedings, as provided under Sections 362 and 1301 of the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005 (The Code), 11 U.S.C. Sections 362 and 1301, is modified with respect to the subject premises located at 1170 Bucknell Drive, Monroeville, PA 15146 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its in rem State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property. All communications sent by Secured Creditor in connection with proceeding against the property including, but not limited to, notices required by state law and communications to offer and provide information with regard to a potential Forbearance Agreement, Loan Modification, Refinance Agreement, Loss Mitigation Agreement, or other Loan Workout, may be sent directly to Debtors.


jsf
United States Bankruptcy Judge

In the event that any order is entered in this case granting relief from the automatic stay to a secured creditor, then the Trustee shall make no further disbursements to any creditor on account of any secured claim that is secured by the subject property, unless directed otherwise by further Order of Court.

FILED
10/18/18 2:12 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA

Nina C. Hart aka Nina C. Brooks
764 International Boulevard
Houston, TX 77024

Brian C. Hart
1170 Bucknell Drive
Monroeville, PA 15146

Rodney D. Shepherd Esq.
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Certificate of Notice Page 3 of 3
United States Bankruptcy Court
Western District of Pennsylvania

In re:
Nina C Hart
Debtor

Case No. 17-24827-JAD
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-2

User: mgut
Form ID: pdf900

Page 1 of 1
Total Noticed: 1

Date Rcvd: Oct 18, 2018

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 20, 2018.

db +Nina C Hart, 764 International Blvd., Houston, TX 77024-3585

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 20, 2018

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 18, 2018 at the address(es) listed below:

James Warmbrodt	on behalf of Creditor	Bank Of America, N.A. bkgroup@kmlawgroup.com
James Warmbrodt	on behalf of Creditor	BANK OF AMERICA, N.A. bkgroup@kmlawgroup.com
James Warmbrodt	on behalf of Creditor	BANK OF AMERICA, N.A. C/O CARRINGTON MORTGAGE SERVICES, LLC bkgroup@kmlawgroup.com
James A. Prostko	on behalf of Creditor	BANK OF AMERICA, N.A. pawb@fedphe.com, james.prostko@phelanhallinan.com
Natalie Lutz Cardiello	on behalf of Trustee	Natalie Lutz Cardiello ncardiello@comcast.net, ncardiello@ecf.epiqsystems.com
Office of the United States Trustee		ustpreion03.pi.ecf@usdoj.gov
Rodney D. Shepherd	on behalf of Debtor Nina C Hart	rodsheph@cs.com
Ronda J. Winnecour		cmecf@chapter13trusteedpa.com
S. James Wallace	on behalf of Creditor	Peoples Natural Gas Company LLC sjw@sjwpgh.com, Equitablebankruptcy@peoples-gas.com;srk@sjwpgh.com

TOTAL: 9